

**PB# 90-42**

**ALLEN & KITTY DANTAS**

**3-1-27 & 28**

*Approved*  
1-9-91

# General Receipt

11604

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Sept 5 1990  
Menas & Hedrick, L.S., P.C.s 25.00

Twenty-five and 00 DOLLARS

For Planning Board Application, Fee # 90-42

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 2180		25.00

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

# General Receipt

11812

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Jan 8 1991  
Waters Mobile Home Village Inc. 376.50

Three Hundred Seventy-six 50 DOLLARS

For P.B. # 90-42 Engineering Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 4941		376.50

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/11/91

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Application

FOR PROJECT NUMBER: 90-42

NAME: DANTAS, ALLEN & KITTY & NEWBURGH A.S.P.C.A.  
APPLICANT: DANTAS, ALLEN & KITTY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/04/90	APPLICATION FEE	CHG	25.00		
09/04/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/11/91

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Other engineerng

FOR PROJECT NUMBER: 90-42

NAME: DANTAS, ALLEN & KITTY & NEWBURGH A.S.P.C.A.  
APPLICANT: DANTAS, ALLEN & KITTY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/08/91	P.B. ENGINEER FEE	CHG	376.50		
01/08/91	P.B. ENGINEER FEE	PAID		376.50	
		TOTAL:	376.50	376.50	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/11/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-42

NAME: DANTAS, ALLEN & KITTY & NEWBURGH A.S.P.C.A.  
APPLICANT: DANTAS, ALLEN & KITTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/05/90	MUNICIPAL HIGHWAY	10/31/90	SUPERSEDED BY REV1
ORIG	09/05/90	MUNICIPAL WATER	09/04/90	APPROVED
ORIG	09/05/90	MUNICIPAL SEWER	10/31/90	SUPERSEDED BY REV1
ORIG	09/05/90	MUNICIPAL SANITARY	09/12/90	APPROVED
ORIG	09/05/90	MUNICIPAL FIRE	09/11/90	APPROVED
ORIG	09/05/90	PLANNING BOARD ENGINEER	10/31/90	SUPERSEDED BY REV1
REV1	10/31/90	MUNICIPAL HIGHWAY	/ /	
REV1	10/31/90	MUNICIPAL WATER	11/01/90	APPROVED
REV1	10/31/90	MUNICIPAL SEWER	/ /	
REV1	10/31/90	MUNICIPAL SANITARY	10/31/90	APPROVED
REV1	10/31/90	MUNICIPAL FIRE	11/13/90	APPROVED
REV1	10/31/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/11/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-42

NAME: DANTAS, ALLEN & KITTY & NEWBURGH A.S.P.C.A.  
APPLICANT: DANTAS, ALLEN & KITTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/09/91	P.B. APPROVAL	PLANS STAMPED 1/9/91
12/12/90	P.B. APPEARANCE	APPRD. CONDITIONAL
11/14/90	P.B. APPEARANCE	ND/APPROVED SUB. TO
09/12/90	P.B. APPEARANCE	LA/ND-WVE P.H.-APPRD
	. APPROVED SUBJECT TO: OWNERS SIGNATURES AND A NEW DEED	
09/04/90	WORK SESSION APPEARANCE	OPEN FILE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

27 December 1990

**MEMORANDUM**

**TO: Andrew Krieger, Esq., Planning Board Attorney**

**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: DANTAS/NSPCA LOT LINE CHANGE  
NEW WINDSOR PLANNING BOARD #90-42**

Pursuant to the conditional approval granted by the Planning Board on 12 December 1990, I have reviewed the documents provided by William Hildreth, L.S., in connection with the subject project. These documents were provided by attachment to their letter dated 18 December 1990 to the Planning Board, with copy provided to your office. Two (2) documents were provided with the letter, as follows:

1. Copy of deed dated 1 November 1982 describing original Dantas parcel, prior to approved lot line change.
2. Description prepared by Grevas and Hildreth, P.C. for the new, combined parcel, after lot line change.

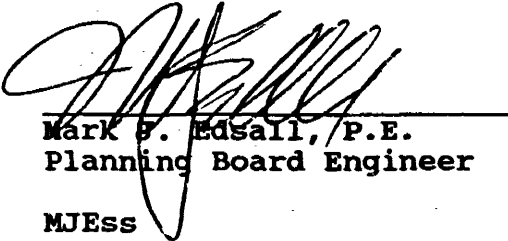
The description dated 13 December 1990 by Grevas and Hildreth, P.C. was reviewed in comparison to the previous deed and the conditionally approved lot line change plan. Based on my review, it appears that the description is consistent with the submitted documents and is acceptable as a description for the new, combined parcel. You are reminded that the conditional approval by the Planning Board required, as a condition, that the property being transferred from the NSPCA to the Dantas' be combined, by deed, with the existing Dantas property. It is my belief that the combined description previously referenced is acceptable for this purpose.

27 December 1990

-2-

Since the Applicant has submitted the application form with the signatures of both parties involved in the lot line change, it is my understanding that the two (2) conditions of final approval have been met and the plan can be stamped once you determine the "filing paperwork" is acceptable.

Respectfully submitted,



Mark P. Edsall, P.E.  
Planning Board Engineer

MJEss

a:dantas.ss

cc: Carl Schiefer, Planning Board Chairman



Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

- Allen Dantas, Kitty Dantas and the*
1. Name of Project Newburgh Society for the Prevention of Cruelty to Animals
  2. Name of Applicants Allen Dantas & Kitty Dantas Phone (914) 564-1993  
Address 590 Little Britain Road (207) New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)  
Newburgh Society for the Prevention
  3. Owner of Record of Cruelty to Animals Phone (914) 564-6810  
Address 564 Little Britain Road (207) New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  4. Person Preparing Plan Grovas & Hildreth, L.S., P.C. Phone (914) 562-8667  
Address 33 QUASSACK AVE. NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  5. Attorney Arnold A. Bernstein, Esq. Phone (914) 565-8990  
Address 102 WINDSOR HIGHWAY, NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  6. Location: On the north side of Little Britain Road (Rt 207)  
(Street)  
700 ± feet east  
(Direction)  
of Square Hill Road  
(Street)
  7. Acreage of Parcel 2.0 ±
  8. Zoning District NC
  9. Tax Map Designation: Section 3 Block 1 Lots 27 & 28
  10. This application is for LOT-LINE CHANGE
  11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Madeline P. Reilly being duly sworn, deposes and says that he resides at Fostertown Road, Newburgh in the County of Orange and State of New York and that he is ~~(the owner in fee)~~ of Managing Director (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Allen Dantas to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

19<sup>th</sup> day of December 19~~8~~90

Madeline P. Reilly  
(Owner's Signature)

Allen Dantas  
(Applicant's Signature)

David E. Tabor

Notary Public

DAVID E. TABOR  
Notary Public, State of New York  
Residing in Newburgh, N. Y.  
Notary Commission Expires 12-31-92

(Title)

REV. 3-87

LAW OFFICES  
**DAVID E. TOWER**  
45 GRAND STREET  
~~POST OFFICE BOX 459~~  
NEWBURGH, NEW YORK 12560  
914-561-2460

December 5, 1990

Grevas & Hildreth  
33 Quassaick Avenue  
New Windsor, New York 12553

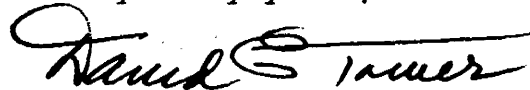
Re: Town of New Windsor/  
Newburgh Society for the Prevention of  
Cruelty to Animals-Alan Dantas

Gentlemen:

As attorney for the Newburgh Society for the Prevention of Cruelty to Animals, I do hereby authorize your appearance on behalf of my client in connection with the application before the Town of New Windsor Planning Board.

I have reviewed the matter of this subdivision with my client and gone over the proposed maps, and it is my client's position that the best interest of both the purchaser, Alan Dantas, and the Society would be served if the boundary line between for the sell off parcel and the remaining parcel were the center of Silver Stream.

Very truly yours,



DAVID E. TOWER

DET:JB

LAW OFFICES  
OF  
ARNOLD A. BERNSTEIN

(914) 565-8990

102 WINDSOR HIGHWAY  
NEW WINDSOR, NEW YORK 12550

December 12, 1990

Grevas and Hildreth, P.C.  
33 Quassaick Avenue  
New Windsor, New York 12553

Attn: Bill Hildreth

RE: DANTAS WITH S.P.C.A  
OUR FILE NO. 6014

Dear Bill:

This letter is to confirm our conversation of the other day wherein I advised you that Mr. Dantas would prefer a lot line change to the center of Silver Stream. The proposal to the edge of the stream creates difficulties. There may be a dispute between adjoining property owners whether the high or low water marks control. In either event, changes in the weather would put the boundary line in question. The center of the stream is generally easier to ascertain. It is my experience that it is customary when a stream, brook or creek is the dividing line for two parcels that the center of the stream, brook or creek is generally the dividing line. It is the general rule that if a stream, brook or creek is a dividing line and there is not an express reference to any other location on the stream that the center of the stream is deemed to be the dividing line. Consequently, Mr. Dantas requests that the Planning Board reconsider his and the S.P.C.A.'s joint request for the change of the existing boundary lines to the center of the existing stream.

If I can be of further assistance please do not hesitate to contact me.

Very truly yours,



ARNOLD A. BERNSTEIN

AAB/clv

cc: Alan Dantas

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 13 November 1990  
SUBJECT: Danta's & NSPCA Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-42  
DATED: 30 October 90

FIRE PREVENTION REFERENCE NUMBER: FPS-90-101

A review of the above referenced lot line change was conducted on 13 November 1990.

This lot line change is approved.

PLANS DATED: 26 October 1990; Revision 3.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

CC:M.E.

90-42

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REDACTED~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval Lot line change  
Subdivision \_\_\_\_\_ as submitted by  
Greaves and Hildreth for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynn M. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

Oct 31, 1990  
\_\_\_\_\_  
DATE

CC: M.E.

90-42

Rev 1

11-1-90

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Greaves + Hildreth for the building or subdivision of  
Denton, Newburg SPCA has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: H.E.

DANTA.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 11 September 1990  
SUBJECT: Dantas & Newburgh SPCA  
Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-42  
DATED: 4 September 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-081

A review of the above referenced lot line change was conducted on 11 September 1990.

This lot line plan is acceptable.

PLANS DATED: 4 September 1990; Revision 2.

*Robert F. Rodgers mr.*  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

✓  
cc: M.E.





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B #        -         
WORK SESSION DATE: 4 Sept 90 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No  
PROJECT NAME: Dantas (Walters Trailer) YC w/ASPCA  
PROJECT STATUS: NEW        OLD         
REPRESENTATIVE PRESENT: ED6.  
TOWN REPS PRESENT: BLDG INSP. Dino  
FIRE INSP. Rich  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

OK for next avail  
mtg.

90-42



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor

P/B # \_\_\_\_\_

WORK SESSION DATE: 14 Aug 90

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Walters Trailer Village Minor

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: ELG Land of SPCA

TOWN REPS PRESENT: BLDG INSP. Dir  
FIRE INSP. Elk  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

3 lot - NC Zone  
need 10 Acre kennel / 7 1/2 shown  
lot 3 either must be increased  
in area or variance needed

90-42



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF NEW Windsor P/B #       

WORK SESSION DATE: 20 Mar 1990 APPLICANT RESUB.  
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Walters M.H.P.

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Ala. Pantas - CDG

TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

expansion of Trailer Park -  
non-conforming use.

*new pk  
not allowed  
27A-15*

72 maybe want another 20+

Presub conf w/ P/B

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

30 October 1990

Town of New Windsor, Planning Board  
555 Union Avenue  
New Windsor, NY 12553

ATT: Ms. Myra Mason, Planning Board Secretary


SUBJECT: DANTAS/NSPCA AMENDED LOT-LINE CHANGE

Dear Ms. Mason:

Attached please find fifteen (15) copies of the Plans in the Subject matter. Although a Lot-Line Change was approved by the Planning Board on 12 September 1990, the applicants have decided to amend the approved plan and re-submit to the Planning Board. Please have this item placed on the next available Planning Board Agenda.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,



William B. Hildreth, L.S.

encl/as  
WBH/cmq

SEP 4 - 1960

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Grews + Hilde for the building or subdivision of  
A + K Dantes (S.P.C.A.) has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

SEP 4 - 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY~~ INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval lot line change  
Subdivision \_\_\_\_\_ as submitted by  
Grevas and Hildreth for the building or subdivision of  
Allen Dantas and SPCA has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynn D. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

Sept 12, 1990  
\_\_\_\_\_  
DATE

90 - 42

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

- Allen Dantas, Kitty Dantas and the*
- Name of Project Newburgh Society for the Prevention of Cruelty to Animals
  - Name of Applicants Allen Dantas & Kitty Dantas Phone (914) 564-1993  
Address 590 Little Britain Road (207) New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  - Owner of Record Newburgh Society for the Prevention of Cruelty to Animals Phone (914) 564-6810  
Address 564 Little Britain Road (207) New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  - Person Preparing Plan Grevas & Hildreth, L.S., P.C. Phone (914) 562-8667  
Address 33 QUASSDICK AVE. NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  - Attorney Arnold A. Bernstein, Esq. Phone (914) 565-8990  
Address 102 WINDSOR HIGHWAY, NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
  - Location: On the north side of Little Britain Road (Pwt 207)  
700 ± feet east (Direction)  
of Square Hill Road (Street)
  - Acreage of Parcel 22.0 ±
  - Zoning District NC
  - Tax Map Designation: Section 3 Block 1 Lots 27 & 28
  - This application is for LOT-LINE CHANGE
  - Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this \_\_\_\_\_

4th day of September 1980

Patricia A. Barnhart  
Notary Public

Allen Santos  
(Owner's Signature)

William B. Hildred  
(Applicant's Signature)  
WITNESS

\_\_\_\_\_  
(Title)

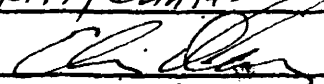
PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 018A4904434  
Qualified in Orange County  
Commission Expires August 31, 1991

REV. 3-87



State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

<b>1. APPLICANT /SPONSOR</b> <u>ALLEN DANTAS &amp; KITTY DANTAS</u>	<b>2. PROJECT NAME</b> <u>Allen Dantas, Kitty Dantas, Neth. Society for Prev. of Cruelty to Animals</u>
<b>3. PROJECT LOCATION:</b> Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
<b>4. PRECISE LOCATION</b> (Street address and road intersections, prominent landmarks, etc., or provide map) <u>564-590 Little Britain Road (Route 207)</u> <u>No. Side Rte. 207, 700'± east of Square Hill Road</u>	
<b>5. IS PROPOSED ACTION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
<b>6. DESCRIBE PROJECT BRIEFLY:</b> <u>LOT LINE CHANGE</u>	
<b>7. AMOUNT OF LAND AFFECTED:</b> Initially <u>22.0±</u> acres    Ultimately <u>22.0±</u> acres	
<b>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
<b>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?</b> <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <u>Mobile Home Park; Animal Shelter</u>	
<b>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
<b>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval <u>New Windsor Mobile Home Permit</u>	
<b>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Allen Dantas &amp; Kitty Dantas</u> Date: <u>4 Sept. 90</u>	
Signature: <u>By: Elias D. Grigas, L.S.</u> 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, complete the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

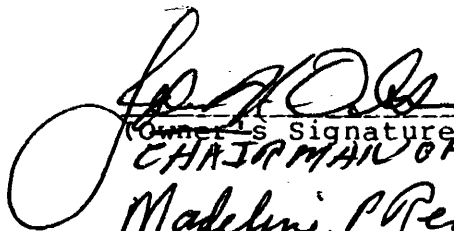
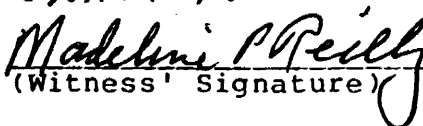
<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	
Date	

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARDNEWBURGH SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALSdeposes and says that he  
resides at 564 LITTLE BRITAIN ROAD  
(Owner's Address)in the County of ORANGEand State of NEW YORKand that he is the owner in fee of Lands shown on the Town  
of New Windsor Tax Maps as Section 3, Block 1, Lot 27

which is the premises described in the foregoing application and

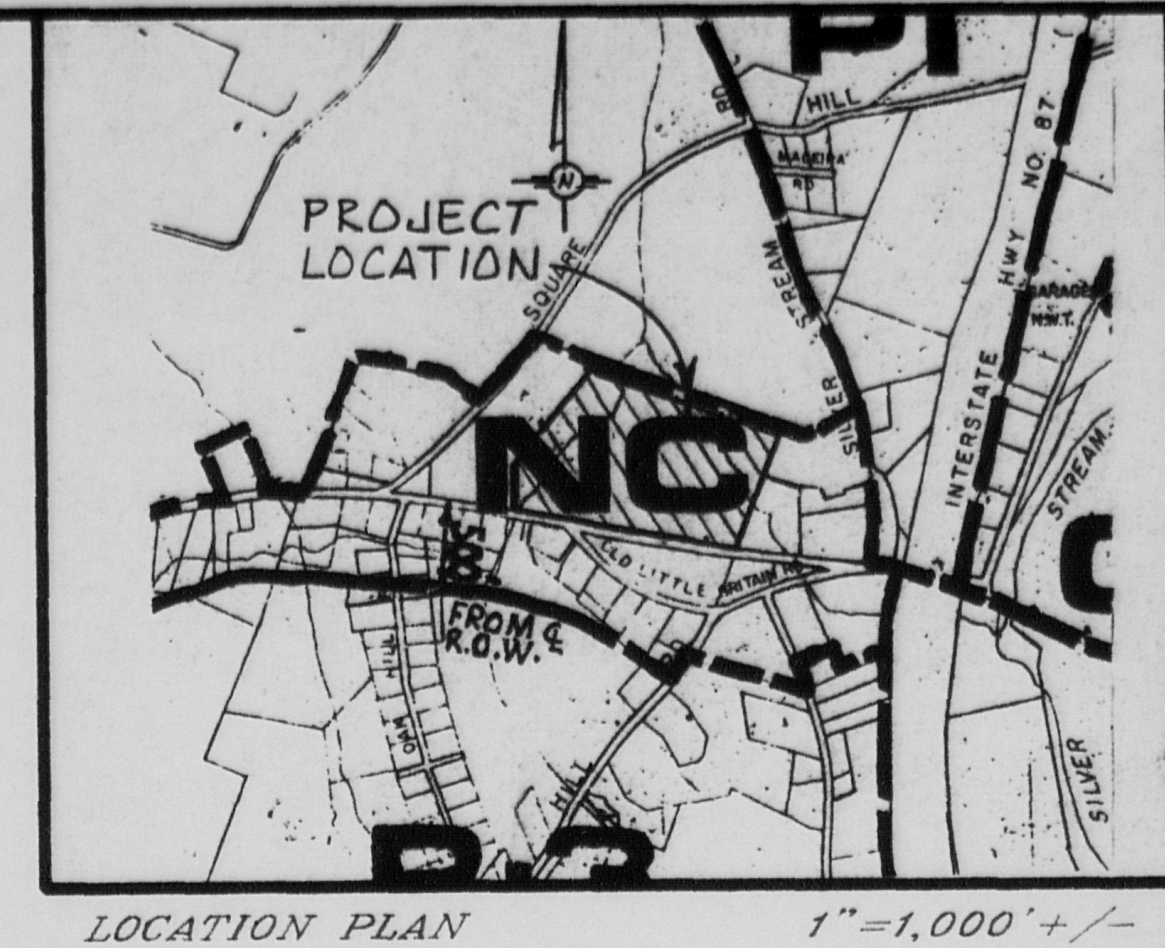
that he has authorized Grevas & Hildreth, L.S., P.C., Land Surveyors  
to make the foregoing application as described therein.Date: August 27, 1990  
(Owner's Signature)  
CHAIRMAN OF THE BOARD OF TRUSTEES  
  
(Witness' Signature)

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for submittal to the

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of New Windsor Tax Maps as Section 3, Block 1, Lot 27which is the premises described in the foregoing application and  
that he has authorized Allen Dantas & Kitty Dantas  
to make the foregoing application as described therein.Date: August 27, 1990[Signature]  
(Owner's Signature)  
CHAIRMAN OF THE BOARD  
OF TRUSTEES  
[Signature]  
(Witness' Signature)





PARCEL TO BE  
CONVEYED TO  
ALLEN DANTAS & KITTY DANTAS  
186,459+/-S.F.  
4.28+/-Ac.  
(3.64+/-Ac. NET)

N/F  
N.Y.S.D.O.T.  
(STEWART INTERNATIONAL AIRPORT)

PARCEL TO BE RETAINED  
BY  
N.S.P.C.A.  
770,536+/-S.F.  
17.69+/-Ac.  
(17.06+/-Ac. NET)

- NOTES**
- Being a proposed Lot-line Change between lands shown on the Town of New Windsor Tax Maps as Section 3, Block 1, Lot 27 and Section 3, Block 1, Lot 28.
  - PROPERTY OWNERS:**  
Newburgh Society for the Prevention of Cruelty to Animals  
Little Britain Road (Route 207)  
New Windsor, NY 12553  
Tax Map Reference:  
Section 3, Block 1, Lot 27  
Allen Dantas & Kitty Dantas  
c/o Walter's Trailer Village  
590 Little Britain Road (Route 207)  
New Windsor, NY 12553  
Tax Map Reference:  
Section 3, Block 1, Lot 28
  - APPLICANTS:**  
Allen Dantas & Kitty Dantas  
c/o Walter's Trailer Village  
590 Little Britain Road (Route 207)  
New Windsor, NY 12553
  - PROPERTY ZONE:**  
NC (Neighborhood Commercial)
  - TOTAL PROPERTY AREA:**  
22.0 +/- Acres
  - Boundaries shown herein are the result of a field survey performed by the undersigned and completed on 27 June 1990.
  - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.

**Labeled Courses**

No.	Bearing	Distance
L1	N13°50'00"E	11.34'
L2	N76°10'00"W	46.00'
L3	S13°50'00"W	11.05'
L4	N73°37'00"W	11.82'
L5	N17°58'07"E	9.56'
L6	N72°02'38"W	36.00'
L7	S18°02'26"W	10.55'
L8	N73°37'00"W	48.36'

**TOTAL PARCEL AREA**  
TAX MAP SECT. 3, BLK. 1, LOT 27  
956,995+/-S.F.  
21.97+/-Ac.

**PLANNING BOARD APPROVAL**

**Lot Line Change** APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON **JAN 9 1991**  
BY *Daniel McCarville*  
Secretary

**Grevas & Grevas**  
LAND SURVEYORS  
P.C.  
33 QUASADY AVENUE, NEW WINDSOR, NEW YORK 12553  
TEL: (516) 642-6467

PLAN FOR **ALLEN DANTAS, KITTY DANTAS AND THE NEWBURGH SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS**  
TOWN OF NEW WINDSOR  
ORANGE COUNTY  
NEW YORK  
DATE: 8/23/90  
DESCRIPTION: REVISED TO LOT-LINE CHANGE  
Drawn: *SG/AL*  
Checked: *MB*  
Scale: 1"=50'  
Date: 14 Aug '90  
Job No: 90-023

